



## **Frequently Asked Questions (FAQs) Related to Short-Term Rentals (STRs) in Long Beach**

The following FAQs and responses provide a basic understanding of the adopted ordinance and other questions surrounding short-term rentals.

**1. When can I apply to become a host/register my STR?**

City staff will begin accepting registrations to operate STRs around mid-October 2020.

**2. How many STRs will be allowed to operate in Long Beach?**

Under the current ordinance, there is no limit on the number of registrations issued, however, only hosted STRs are allowed when the ordinance goes into effect.

**3. How many signatures would be needed to opt-out/prohibit STRs and when can I start the process?**

The opt-out process written into previously drafted versions of the ordinance has been removed as un-hosted STRs are not allowed.

**4. We were previously informed that we would be able to host STRs in our Accessory Dwelling Unit (ADU). Has that changed?**

Yes, new state laws which took effect January 1, 2020 (AB 68/AB 881) now prohibit short-term rentals in ADUs. Accordingly, the City's ordinance will also prohibit short-term rentals in ADUs.

**5. I own a duplex and live in one of the units, is there a limit on how many days I can rent the other unit as a STR?**

A duplex is considered a primary residence STR since the host resides in one of the two units on the property, so while the host resides in one unit, there is no limit on the number of days the second unit can be rented as a STR.

**6. How is COVID-19 affecting short-term rentals in Long Beach?**

The City's Health Order related to short-term rentals can be found [here](#) under Appendix Q of the Health Orders And Protocol.

**7. Can I get on a waiting list to be one of the 1,000 non-primary residence STRs?**

Non-primary residence STRs are not allowed under the adopted ordinance.

**8. What can I do if I am a property owner and do not want my tenants using the property as a STR?**

Any property owner (or a home-owners association) can request to place their property on the prohibited buildings list. The City will NOT issue any STR registrations for those units and if a host is operating without a valid City-issued registration, the host will receive a violation. The first violation for operating without a valid registration will be a warning. If the host continues to operate the unit as a STR, that person will be fined \$1,000 per day. Additionally, the City will require a property owner consent form for anyone applying for a registration who is not the property owner.

**9. My neighbor is already operating a STR and it's not even legal yet. The guests are disruptive, what can I do?**

Once the ordinance becomes effective there will be a 24/7, toll-free number to report complaints related to STRs. Until then, for an active nuisance or if the guests are parking illegally you may call the non-emergency police dispatch at (562) 435-6711. In an emergency always call 911.

**Key Definitions:**

- **Short-Term Rental** – A home, or portion of a home, rented by paying guests for short stays (30 days or less).
- **Primary Residence** – The housing unit where the STR host lives in at least 275 days (9 months) per year.
- **Hosted Stay** – The STR host is present on-site during the short-term rental activity.
- **Un-hosted Stay** – The STR host is not present on the property where the short-term rental activity is occurring.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://longbeach.gov/lbds) and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.